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ANDREA SHERIDAN ORDIN
County Counsel

April 19, 2011

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#23 OF APRIL 19, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

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Agenda No. 6
01/25/11

**Re: PROJECT NUMBER R2009-02015-(2)
CONDITIONAL USE PERMIT NUMBER 2009-00150-(2)
PARKING DEVIATION NUMBER 2010-00005-(2)
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a public hearing regarding the Regional Planning Commission's approval of the above-referenced permits, which are associated with General Plan Amendment Number 2009-00013-(2) and Zone Change Case Number 2009-00013-(2), and relate to a proposed development of a multi-family residential complex consisting of 196 rental units with appurtenant structures, located at 5544 and 5550 Grosvenor Boulevard within the unincorporated community of West Fox Hills. At the completion of the hearing, your Board indicated an intent to approve the permits and instructed us to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN
County Counsel

By *[Signature]*
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

[Signature]
JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh
Enclosure

HOA.781843.1

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NUMBER 2009-00150-(2)
PARKING DEVIATION NUMBER 2010-00005-(2)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit Case No. 2009-00150-(2) ("CUP") and Parking Deviation Case No. 2010-00005-(2) ("Parking Deviation") on January 25, 2011. The CUP and Parking Deviation were heard concurrently with General Plan Amendment Case No. 2009-00013-(2) ("Plan Amendment") and Zone Change Case No. 2009-00013-(2) ("Zone Change"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the CUP, Parking Deviation, Plan Amendment, and Zone Change on May 12, 2010, June 16, 2010, July 14, 2010, October 6, 2010, and November 10, 2010.
2. The permittee, Din/Cal, Inc., requests the CUP, Parking Deviation, and related entitlements, to authorize the demolition of an existing church, a single-family residence and appurtenant structures, and the construction of a multi-family residential complex consisting of 196 rental units with appurtenant structures, including a pool, a fitness center, and 353 on-site parking spaces, on a 4.93-gross-acre (4.36-net-acre) site. The requested Parking Deviation will allow 10 percent less parking for the project than would otherwise be required by the Los Angeles County Code ("County Code").
3. The Plan Amendment is a related request to change the site's existing land use designation in the Los Angeles Countywide General Plan ("General Plan") from Category 1 (Low Density Residential – one to six dwelling units per acre) to Category 4 (High Density Residential – 22 or more dwelling units per acre).
4. The Zone Change is a related request to change the zoning for the subject property from R-3-DP (Limited Multiple Residence, Development Program) and R-1 (Single-Family Residence) to R-4-DP (Unlimited Residence, Development Program). The -DP designation will ensure that the development conforms to the approved plans and exhibits submitted by the permittee and that it will remain compatible with the surrounding area.
5. The CUP will ensure compliance with the -DP zoning designation pursuant to section 22.40.040 of the County Code. The CUP will restrict development of the re-zoned property to the proposed project shown on the approved site plan, marked "Exhibit A," and will ensure that no other development will be permitted on the property unless a new CUP is first obtained.
6. The site is rectangularly-shaped, predominantly level, and is located at 5544 and 5550 Grosvenor Boulevard within the unincorporated community of West Fox Hills in the Playa Del Rey Zoned District.

7. The site is located in a pocket of unincorporated County territory surrounded by the City of Los Angeles on all sides and by the Marina (90) Freeway to the north. It is in close proximity to the intersection of Centinela Avenue and Jefferson Boulevard to the west, and is near the "Village" community in the Playa Vista development to the north.
8. The site's primary frontage is on Grosvenor Boulevard to the west and access to the site is from Grosvenor Boulevard via Jefferson Boulevard. A cul-de-sac on Juniette Street terminates at the site to the east. An alley is located along the site's southern property line and single-family residences are located adjacent to the site to the north.
9. The site is currently developed with an approximate 39,000-square-foot church, appurtenant parking and landscaping areas, and a single-family residence. These structures and appurtenant structures will be demolished as part of the project.
10. Currently, 4.22 net acres of the site are zoned R-3-DP, which contain a church and appurtenant facilities; 0.14 net acres of the site are currently zoned R-1, which contain a single-family residence.
11. The site's existing R-3-DP zoning was established in 1984 by Ordinance No. 84-012Z and Project No. 85028, which consisted of a conditional use permit, parking permit, and revised tract map, and authorized the development of the 39,000-square-foot church, with a maximum of 61 feet in height and 1,600 occupancy load, and with a minimum of 320 on-site parking spaces. The existing church at the site was constructed in 1987 pursuant to these approvals.
12. The surrounding properties are zoned as follows:

North:	R-1;
East:	C-3 (Unlimited Commercial), the City of Los Angeles - PF-1 (Public Facilities), and C2-1 (Commercial);
South:	The City of Los Angeles - C2-1; and
West:	The City of Los Angeles - M2-1 (Light Industrial) and P-1 (Automobile Parking).
13. Surrounding land uses are as follows:

North:	Single-family residences;
East:	Office and commercial buildings, single-family residences, and an elementary school;
South:	Multi-family uses; and
West:	Office buildings, manufacturing uses, and a gymnastics center.
14. The CUP and Parking Deviation will not become effective until the proposed Plan Amendment and Zone Change are adopted by the Board and become effective.

15. The site has a current land use designation in the General Plan of Category 1 (Low Density Residential - one to six dwelling units per gross acre), which would allow a maximum of 29 units on the site. This density is inconsistent with the site's allowable density under the current R-3-DP zoning, which would allow a maximum of 30 units per net acre, or a maximum of 130 units on the site. Thus, regardless of the instant project, any development on the site consistent with existing zoning would require a General Plan amendment to change the site's land use designation from Category 1 to Category 4 (High Density Residential - 22 or more dwelling units per acre). Accordingly, the permittee requests the Plan Amendment to change the site's land use designation in the General Plan from Category 1 to Category 4 to conform the land use designation with the proposed R-4-DP zoning for the project, and to allow a density of 45 units per acre for the project, for a total of 196 units.
16. The site plan for the project, labeled "Exhibit A," depicts an apartment complex consisting of one apartment building containing 190 units, and six detached "carriage" units, for a total of 196 rental units. Of the total units, 100 are shown as one-bedroom units, 94 are shown as two-bedroom units, and two are shown as three-bedroom units. The size of the units will range from 724 to 1,137 square feet. As depicted, the apartment building is laid out on three sides surrounding a four-level parking garage (i.e., a "wrap" garage), which has a maximum height of 35 feet, excluding the elevator and stair shafts. The garage height decreases from west to east along an alley. Between the garage face and alley, the site plan depicts a 19-foot-wide landscaped area, which area will screen the garage from the adjacent, higher-density apartment buildings to the south.
17. The six carriage units are depicted on the site plan on the northwestern portion of the site. These units are depicted as one-bedroom units, approximately 791 square feet in size and with a maximum height of 22 feet. These units will screen the project from the single-family residences to the north and are designed so that none of their windows will be located on any wall oriented toward these residences. Along the site's northern property line, the site plan shows eight-foot and 10-foot block walls, a 10-foot-wide setback, and finger courtyards. Vehicular ingress/egress to the project is shown from the garage entrance/exit through a 28-foot-wide driveway located at the northwestern corner of the site. A total of 353 on-site parking spaces are shown, 325 of which will be located within the parking structure, 24 of which will be located in private garages under the carriage units, and four of which will be located at grade within the complex.
18. The height of the apartment building increases on the site from the north and south toward the center. From the northern side, the height graduates from two and three stories to four stories toward the center. From the southern side, the height graduates from three stories to four stories toward the center. The maximum height of the building is 47 feet, excluding parapets, architectural projections, stairwells, and elevators.

19. Prior to the Commission's public hearing, an Initial Study was prepared for the project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, the County Department of Regional Planning ("Regional Planning") determined that an Environmental Impact Report ("EIR") was the appropriate environmental document for the project.
20. Throughout the Commission's public hearing process, the permittee made significant community outreach efforts, and held over 30 community meetings to address the community's concerns regarding the project. In response to these outreach efforts, significant changes to the project were made, including: a reduction in the number of units from 216 to 196; a reduction in the project's maximum height from 60 feet to 51 feet; a reduction in the number of parking spaces from 433 to 353 parking spaces; and a redesign of the parking structure from an unenclosed structure to an enclosed and ventilated structure.
21. At the various Commission public hearing sessions, the Commission heard a presentation from Regional Planning staff, testimony from the permittee and its representatives, and testimony in favor of and in opposition to the project. Opponents of the project included the Del Rey Neighborhood Council, and they raised, among other things, concerns regarding the project's potential density, scale, massing, traffic, and noise impacts. The May 12, 2010 and June 16, 2010 public hearing sessions were continued to allow the permittee time to meet with community residents to address their concerns.
22. At the Commission's July 14, 2010 public hearing session, Regional Planning staff presented the Commission with a revised project design, as described in Finding No. 21, resulting from numerous community meetings held by the permittee. At this public hearing session, a number of individuals testified that they generally were unopposed to the project, but that they had concerns with its potential impact related to density, scale, and access. The permittee's need for the Parking Deviation was also addressed at this public hearing session.
23. At the Commission's October 6, 2010 public hearing session, Regional Planning staff addressed project issues related to density, traffic, noise, air pollution, the Parking Deviation, and a parking study submitted by the permittee substantiating the Parking Deviation. The permittee's representatives testified in favor of the project, as did several local business owners, representatives of the LAX Coastal Area Chamber of Commerce, and members of the construction industry. Opponents included members of the Del Rey Homeowners Association and Del Rey Neighborhood Council. The public hearing session was continued to allow Regional Planning staff time to prepare the Final Environmental Impact Report ("FEIR") and the final entitlement documents.
24. At the Commission's November 10, 2010 public hearing session, staff made a brief presentation to the Commission regarding the project, and no other

testimony was given. The Commission closed the public hearing, certified the FEIR, approved the CUP and Parking Deviation, and recommended approval of the Plan Amendment and Zone Change to the Board.

25. Pursuant to section 22.60.230(B)(2) of the County Code, because the project approvals included a recommendation by the Commission to the Board on the Plan Amendment and Zone Change, the CUP and Parking Deviation were deemed called up for review by the Board along with the request for the Plan Amendment and Zone Change.
26. On January 25, 2011, the Board conducted its public hearing on the project. The Board heard a presentation from staff; testimony from the permittee and its representatives; testimony from a number of project proponents, including local residents, construction industry workers, and representatives of local business organizations; and testimony from one project opponent, a representative of the Del Rey Homeowners Association. Written opposition was also submitted to the Board. The opponent claimed, among other things, that: a) the project is too dense; b) the building height is incompatible with the surrounding community; c) the site has complicated ingress and egress issues with poor vehicular access; and d) the site is isolated from shops and restaurants and poorly served by public transportation.
27. The Board finds that the County has prepared a comprehensive FEIR for the project, and that the FEIR adequately addresses and/or mitigates all potential environmental impacts of the project.
28. The Board finds that the project will provide 196 high-quality residential units and as a result of numerous meetings between the permittee and the community, the project incorporates reduced building heights, additional landscaping and setbacks, and numerous other amenities. The Board further finds that the project will be LEED certified, comply with the County's low-impact development ordinance, and provide four courtyards, an outdoor pool, and a fitness center.
29. The Board finds that the permittee is committed to providing local construction jobs for the project. The Board further finds that the project constitutes good infill development that will enhance the surrounding community.
30. The Board finds that a residential use on this site is appropriate because the property is bounded by single-family residential uses to the north and multi-family residential uses to the south. The Board further finds that the site's proposed higher-density designation in the General Plan and County Code are appropriate. Average residential densities within the site's 500-foot radius are six dwelling units per acre to the north and 99 dwelling units per acre to the south. The project's density of 45 dwelling units per acre will serve as an appropriate transition between these lower and higher density developments.

31. The Board finds that the project's density of 45 units per acre will not exceed the maximum of 50 units per acre otherwise allowed by the site's R-4-DP zoning.
32. The Board finds that the project is compatible with the existing land use patterns of the developed neighborhood. The predominant uses surrounding the site are single-family residences, apartment buildings, office buildings, light manufacturing, and an elementary school. The Board further finds that the project will enhance the quality of this neighborhood by providing high-quality rental housing that meets or exceeds the County's green building standards for multi-family residential development.
33. The Board finds that the project's graduated density and massing is designed to be compatible with the existing single-family residential uses to the north and the mid-rise high-density residential uses to the south.
34. The Board finds that, in keeping with good planning practice, the project will appropriately increase the supply of housing, promote the efficient use of land through a more concentrated pattern of urban development, improve the jobs-to-housing balance, and concentrate well-designed higher-density housing in and adjacent to job centers and recreational centers.
35. The Board finds that the project is consistent with the following policies in the General Plan:

Policy No. 17: Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.

Policy No. 24: Focus intensive urban uses in an interdependent system of activity centers located to effectively provide services throughout the urban area and supported by adequate public transportation facilities.

Policy No. 31: Encourage the location of medium- and high-density housing in close proximity to regional multi-purpose centers.

Policy No. 39: Emphasize the preservation, conservation, and maintenance of stable residential areas.

Policy No. 41: Encourage the provision of adequate rental housing.

Policy No. 47: Promote the provision of an adequate supply of housing by location, type, and price.

36. The Board finds that the project is consistent with applicable goals and policies of the Housing Element of the General Plan, which call for the production of a range of housing types and housing costs to meet the needs of current and future residents, regardless of income.

37. The Board finds that compatibility with surrounding land uses will be ensured through the related Plan Amendment and Zone Change.
38. The Board finds that, in determining that the project is consistent with the General Plan, the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources.
39. The Board finds that the Parking Deviation authorizes a 10 percent reduction in required parking by allowing the permittee to provide 1.8 parking spaces per unit instead of two spaces per unit otherwise required by the County Code. The Board further finds that this reduction was substantiated by a parking study conducted by Raju Associates, Inc., demonstrating that parking demand in the vicinity varies from 0.91 parking space per unit in Marina Del Rey to 1.22 parking spaces per unit in Santa Monica, with a peak demand of 1.52 parking spaces per unit in the surveyed area.
40. The Board finds that, other than parking, the project will be subject to all applicable development standards and requirements of the R-4 zone, as set forth in section 22.20.380 et seq. of the County Code.
41. The Board finds that the air quality and noise analyses conducted for the project found that the project's air quality and noise impacts will not exceed the thresholds of significance set by the Southern California Air Quality Management District or the County. Nevertheless, in order to further reduce the project's air quality and noise impacts on the apartment buildings to the south, the permittee has agreed to enclose and mechanically ventilate the project's parking garage.
42. The Board finds that, in order to ensure the project's aesthetic and physical compatibility with surrounding development, the parking garage's southern façade has been articulated and architecturally treated to make it resemble the apartment building. In addition, the maximum height of the parking garage has been reduced to 35 feet, exclusive of appurtenant elevator and stair shafts, which is compatible with the height of the adjacent, denser apartment buildings. The Board further finds that, by replacing outdated structures with attractive, environmentally-sensitive housing and landscaping, the project will enhance the aesthetics of the neighborhood.
43. The Board finds that the massing, scale, and height of the project are compatible with the character of the developed neighborhood and are complementary to adjacent and surrounding land uses. The Board further finds that, to buffer the project from the single-family residences to the north, the apartment building is set back a minimum of 39 feet. In addition, the apartment building's maximum height is 47 feet, exclusive of roof-top parapets, architectural projections, stairwells, and elevators, and thus is compatible with the height of the adjacent, denser apartment buildings to the south.

44. The Board finds that the project has been designed to be compatible with existing nearby development and density by providing, among other things, an eight-foot-high block wall along the northern property line, a 10-foot-wide landscaped setback to screen and buffer the adjacent single-family residences, graduated height and density on the northern side of the site, and a 19-foot-wide landscaped strip between the parking garage and the abutting alley. The Board further finds that the two-story carriage units will provide further buffering between the driveway and single-family residences and help mitigate the noise and visual impacts of the project.
45. The Board finds that the eight-foot-high block wall, the 10-foot-wide landscaped setback, the required height of on-site foliage (12 to 16 feet) and the two-story carriage and garage units (22 feet deep and 284 feet long), result in an expected noise level for the project of 34.1 dBA CNEL, which corresponds to a "quiet urban nighttime" designation in *The Noise Guidebook* of the United States Department of Housing and Urban Development, Office of Community Planning and Development. This noise level is below what would otherwise be allowed by the County under its noise ordinance.
46. The Board finds that the project will complement the existing office and light industry hub located just west of the site; will serve as an appropriate transitional infill development between the single-family residences to the north and higher-density apartment buildings to the south; and will be conveniently served by the public elementary school located just east of the site.
47. The Board finds that unlike the sporadic traffic pattern associated with the existing church, where traffic impacts on weekends and evenings are increased, the traffic generated by the project should be more compatible with the surrounding residential neighborhood.
48. The Board finds that the project will produce high-quality rental units on an underutilized infill site in an area that needs additional housing to meet the County's current and future anticipated housing demands. The site has ready access to requisite public infrastructure, utilities, and services.
49. The Board finds that the project will provide adequate parking to mitigate off-site parking impacts and that the site has adequate access to ensure efficient traffic circulation to and from the site.
50. The Board finds that the FEIR includes a traffic study prepared by a licensed traffic engineering firm which finds that the project's vehicular ingress, egress, and access is adequate, and that, with implementation of the traffic mitigation measures in the Mitigation Monitoring and Reporting Program ("MMRP"), the traffic impacts from the project will be less than significant. The Board further finds that the project has been conditioned to install a traffic signal with an Automated Surveillance and Control and Adaptive Traffic Control System at the

intersection of Grosvenor Boulevard and Jefferson Boulevard, and that such improvement will lower the current traffic volume along the project's southern alley to fully mitigate the project's traffic impacts at this location.

51. The Board finds that the permittee conducted a survey of multi-family developments in the area which found that market conditions do not support subterranean parking for a project with the permittee's proposed density. Developments with a "wrap" garage, such as the instant project, were found to have an average density of 55 units per acre, which is significantly higher than the project's 45 units per acre and thus is appropriate for the proposed use.
52. The Board finds that establishment of the proposed use at the subject location is in conformity with good zoning practice. The site is near, among other things: the Marina (90) and 405 Freeways, which provide convenient access to regional transportation; the communities of Playa Vista, Marina Del Rey, and Playa Del Rey, which provide employment and recreational opportunities within walking or bicycling distance from the site; the Fox Hills Mall, Howard Hughes Shopping Center, and numerous other retail centers; a variety of potential employers within walking and/or biking distance just west of the site; a public elementary school within walking distance east of the site; and mass transit lines on Jefferson Boulevard and Centinela Avenue within walking distance from the site.
53. The Board finds that the permittee is subject to payment of the California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code related to the project's effect on wildlife resources.
54. The Board finds that the permittee shall be subject to the County Library Facilities Mitigation Fee pursuant to Chapter 22.72 of the County Code, calculated based on the project's 196 units.
55. The Board finds that a FEIR for the project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Board reviewed and considered the FEIR, along with its associated MMRP, CEQA Findings of Fact ("CEQA Findings"), and Statement of Overriding Considerations ("SOC"), and found that it reflects the independent judgment of the County. The CEQA Findings and SOC are incorporated herein by this reference, as if set forth in full.
56. The Board finds that after considering the FEIR and the MMRP together with any comments during the public review process, on the basis of the whole record before it, with the mitigation measures set forth and carried out through the MMRP, and other than the environmental impacts set forth in the SOC, there is no substantial evidence that the project would have a significant effect on the environment.

57. An MMRP consistent with the conclusions and recommendations of the FEIR was prepared, and its requirements are incorporated into the conditions of approval for this project.
58. The MMRP prepared in conjunction with the FEIR identified in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the project.
59. Approval of this project is conditioned on the permittee's compliance with the attached conditions of approval and the MMRP.
60. The Board finds that as a condition of approval of this grant, the permittee shall be required to comply with the development standards and requirements of the R-4-DP zone, set forth in section 22.20.380, et seq., of the County Code, and the applicable development program requirements for the -DP zoning designation, set forth in sections 22.40.030 through 22.40.080 of the County Code, except as modified by this CUP and Parking Deviation.
61. The Board finds that the permittee has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of section 22.40.050 of the County Code.
62. The permittee has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
63. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. That with the attached conditions and restrictions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;

- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and adequately served by other public or private service facilities as are required;
- E. That the project has been designed to be compatible with the surrounding area in terms of land use patterns, design, and established community character;
- F. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community, and that the development provides adequate vehicular access and parking and loading so as to prevent undue traffic congestion;
- G. That the Development Program, approved through the CUP, provides necessary safeguards to ensure completion of the proposed development by the permittee and to forestall the substitution of a lesser type of development contrary to the public convenience, welfare, or development needs of the area;
- H. That approval of the project will result in an updated policy map in the General Plan to reflect current conditions in the area, and that such approval will also establish development standards to ensure future development of the subject property will be compatible with the goals and policies of the General Plan; and
- I. That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the FEIR for the project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the FEIR, and that the FEIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; indicates that it stated its intent to certify the FEIR at the conclusion of the hearing on the project and adopt the CEQA Findings, SOC, and MMRP;
2. Certifies the FEIR and adopts the MMRP, CEQA Findings, and SOC, finding that pursuant to section 21081.6 of the California Public Resources Code, the MMRP is adequately designed to ensure compliance with the mitigation measures during project implementation, and further finding that the unavoidable significant

effects of the project after adoption of said mitigation measures are as described in the CEQA Findings and SOC, determining that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the CEQA Findings and SOC; and

3. Approves Conditional Use Permit No. 2009-00150-(2) and Parking Deviation Case No. 2010-00005-(2), subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL PERMIT NUMBER 2009-00150-(2)
PARKING DEVIATION NUMBER 2010-00005-(2)

1. This grant authorizes the following: a) the demolition of an existing church, a single-family residence, and appurtenant structures; b) the development of a multi-family residential complex consisting of 196 rental units with appurtenant structures including a pool, a fitness center, and 353 on-site parking spaces; and c) a Parking Deviation to allow 10 percent less parking than would otherwise be required by the Los Angeles County Code ("County Code"), located at 5544 and 5550 Grosvenor Boulevard in the unincorporated community of West Fox Hills, as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. Approval of this grant shall be contingent upon, and shall not become effective until General Plan Amendment Case No. 2009-00013-(2) ("Plan Amendment") and Zone Change Case No. 2009-00013-(2) ("Zone Change") are approved by the Los Angeles County ("County") Board of Supervisors ("Board") and the Zone Change becomes effective.
4. This grant shall not be effective for any purpose and cannot be used unless and until the permittee, and the owner of the subject property if other than the permittee, have filed at the County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all conditions of this grant, and that the conditions have been recorded as required by Condition No. 5, and until all required monies have been paid pursuant to Condition Nos. 11 and 12. Notwithstanding the foregoing, this Condition No. 4, and Condition Nos. 2, 6, 7, 8, 11, and 12 shall become immediately effective upon final approval of this grant.
5. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director").
6. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this grant approval, which action is brought within the applicable time period of section 65009 of the California Government Code, or any applicable limitation

period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, and if the County fails to reasonably cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

7. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing, pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or the permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted.
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with section 2.170.010 of the County Code.

8. This grant shall expire unless used within two years from the date of final approval. Pursuant to section 22.56.140 of the County Code, the permittee may request a one-year extension to use this grant, provided such request is made in writing and accompanied with the applicable fee at least six months prior to the expiration date described herein.
9. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission or a County Hearing Officer may, after conducting a public hearing, revoke or modify this grant if it is found that these conditions have been violated, or that this grant has been exercised so as to be detrimental to the public health, safety, or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the permittee shall compensate the County for all costs incurred in such proceedings.

11. Within three days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code for this project, which includes this grant, the Plan Amendment, and the Zone Change. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to section 711.4 of the California Fish and Game Code, the permittee is responsible for the payment of fees established by said department for the project's impacts to fish and wildlife and to defray the cost of wildlife protection and management. The current fee amount is \$2,867.25. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
12. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County the sum of \$600 to be placed in a performance fund to be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including inspecting the permittee's adherence to development in accordance with the site plan on file at Regional Planning. This fund shall provide for three annual inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

13. The subject property shall be developed and maintained in substantial compliance with the approved site plan, dimensioned building elevations and sections, parking plans, landscaping plan, and other plans kept on file at Regional Planning, marked Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit four copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) for such revision.
14. The permittee shall comply with all mitigation measures identified in the attached Mitigation Monitoring and Reporting Program ("MMRP"), which is incorporated herein in its entirety by reference. As a means of ensuring the effectiveness of the mitigation measures in the MMRP, the permittee shall submit annual

mitigation monitoring reports to Regional Planning for review and approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by Regional Planning.

15. Within 30 days of final approval of this grant, the permittee shall record a covenant with the County, attaching the MMRP, agreeing to comply with the required mitigation measures in the MMRP. Prior to recordation, the permittee shall submit a copy of the covenant to Regional Planning for review and approval.
16. Within 30 days of the final approval of this grant, the permittee shall deposit the sum of \$3,000 with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the MMRP.
17. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the Exhibit "A" or a revised Exhibit "A" approved by the Director.
18. All structures in the development shall comply with the requirements of the County Department of Public Works ("Public Works") Division of Building and Safety, the County Forester and Fire Warden ("Fire Department"), and the County Department of Public Health ("Public Health").
19. Prior to obtaining any building or grading permit, the permittee shall be required to obtain an approved National Pollutant Discharge Elimination System ("NPDES") permit from Public Works, to the satisfaction of said department. Further, for any development and/or redevelopment at the site which falls into one of the project types set forth in Public Works' Standard Urban Stormwater Mitigation Plan ("SUSMP"), the permittee shall obtain SUSMP approval by the appropriate agency.
20. Upon approval of this grant, the permittee shall contact the Fire Department to determine the requirements that must be satisfied for fire protection purposes related to the permittee's use. All such requirements shall be satisfied to the satisfaction of and within the timeframe set by said department.
21. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
22. Prior to obtaining a certificate of occupancy for the project, the permittee shall submit three copies of sign elevations to the Director for approval depicting any

and all permanent signs proposed for the subject property. All signs at the site shall conform to Part 10 of Chapter 22.52 of the County Code.

23. Prior to obtaining any building permit, the permittee shall submit a landscaping plan to the Director for review and approval, which may be incorporated into a revised Exhibit "A." The landscaping plan shall show the size, number, type, and location of all plants, trees, and watering facilities for the project. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas, except where turf or other ground cover is present. The permittee shall maintain all landscaping in a neat, clean, and healthful condition, and shall properly prune, weed, remove litter, fertilize, and replace plants when necessary.
24. Prior to obtaining any building permit, the permittee shall pay the required library facilities mitigation fee to the County Librarian pursuant to Chapter 22.72 of the County Code, calculated based on the project's 196 units using the current fee at the time of payment, or such other method as required by said Chapter. Proof of payment of said fee shall be provided to Regional Planning.
25. The permittee shall keep and maintain all areas of the premises in a neat and orderly fashion, free of litter and debris.
26. All roof-top mechanical equipment on site, such as air conditioning units, shall be screened from public view.
27. The project shall be subject to the following height restrictions: (a) the maximum height of the apartment building shall be 47 feet, excluding roof-top parapets, architectural projections, stairwells, and elevators; (b) the maximum height of the parking garage shall be 35 feet, excluding elevator and stair shafts, and other appurtenant roof-top structures; and (c) the maximum height of the detached carriage units shall be 22 feet.
28. The permittee shall provide 353 automobile parking spaces on site, which total shall include guest parking spaces, and which shall be developed and maintained in accordance with section 22.52.1180 of the County Code. These parking spaces shall be continuously available and used for vehicle parking only, and shall not be used for storage, vehicle repair, or any unauthorized use. This total number of parking spaces shall be based on the requirement of 1.8 parking spaces per unit and shall reflect a 10 percent parking reduction from what would otherwise be required by the County Code.
29. During construction of the project, the following requirements shall apply:
 - a. The permittee shall provide a "hotline" number clearly visible from the street frontage of the premises showing a telephone number of a person with responsibility over construction activities to answer inquiries and complaints during construction hours regarding construction activities

and/or construction personnel. A log shall be kept of all such inquiries and complaints, along with any resolution of such complaints;

- b. The permittee and its contractor(s) shall, to the extent feasible, comply with Chapter 12.12 of the County Code regarding building construction noise;
 - c. Grading and construction equipment shall be stored on the project site while in use and construction employees shall park on the site when feasible, to reduce construction traffic in the area;
 - d. The permittee shall provide flagmen and/or other personnel to direct traffic entering or exiting Grosvenor Boulevard to give priority to local residents, visitors, and other passenger vehicles for vehicular travel and circulation;
 - e. The project site shall be fenced to reduce wind-blown dust. Construction materials, storage soil, and sand shall be covered. All construction debris shall be cleaned daily and placed in a dumpster, which dumpster shall be covered at the end of each day;
 - f. All clearing, grading, earth-moving, and excavation activities shall cease during periods of high winds (i.e., winds greater than 15 miles per hour);
 - g. If the site is graded and left undeveloped for over three weeks, the permittee shall employ various methods to inhibit dust generation, including seeding, watering, spreading soil binders, and/or using other dust suppression methods to the satisfaction of the Director;
 - h. Dust and mud generated by project construction shall be kept on site with dust and/or mud control measures. Such measures shall include watering or sprinkling the site at least twice daily, covering or watering exposed pits, erecting dust fences, tarping debris transport trucks, washing the tires of any vehicle leaving the construction site, and/or any other appropriate measure;
 - i. Streets and driveways immediately adjacent to the site shall be swept during excavation and grading operations at least once daily or more frequently if necessary to remove dust and silt that accumulates during these activities; and
 - j. Demolition and excavation operations shall be suspended during second stage smog alerts in the area. All materials used on site during construction shall be used and/or controlled in accordance with the requirements of the South Coast Air Quality Management District.
30. The permittee shall comply with the County's drought-tolerant landscaping requirements of section 22.52.2230 of the County Code, including the requirements that: (a) a minimum of 75 percent of the total landscaped area on

site shall contain plants from Regional Planning's drought-tolerant plant list; (b) a maximum of 25 percent of the total landscaped area shall consist of grass or turf, which grass or turf shall be water efficient, not planted in strips less than five-feet wide, and shall consist of no more than 5,000 square feet of the total landscaped area; and (c) plants with similar watering needs shall be grouped together.

31. The permittee shall comply with the County's green building requirements of sections 22.52.2100, et seq., of the County Code, unless otherwise waived or modified by Public Works, which shall include the requirement that the permittee plant one 15-gallon tree for every 5,000 square feet of developed area, where at least 65 percent of these trees shall be of the type identified on Regional Planning's drought-tolerant plant list. Existing on-site trees of any species with trunks that are greater than or equal to six inches in diameter may count towards this tree planting requirement.
32. Prior to obtaining any building permit, the permittee shall pay all required fees, including school mitigation fees.
33. The permittee shall comply with the County's low-impact development requirements set forth in Chapter 12.84 of Title 12 of the County Code, unless otherwise waived or modified by Public Works.
34. The permittee shall comply with all requirements set forth in the Public Health's letter dated April 22, 2010, attached hereto, to the satisfaction of said department.
35. The permittee shall comply with all requirements set forth in Public Works' letter dated June 29, 2010, attached hereto, to the satisfaction of said department.
36. The permittee shall comply with all requirements set forth in the Fire Department's letter dated October 27, 2010, attached hereto, to the satisfaction of said department.

Attachments:

Mitigation Monitoring and Reporting Program

Department of Public Health's letter dated April 22, 2010

Department of Public Works' letter dated June 29, 2010

Fire Department's letter dated October 27, 2010

Exhibit
Millennium-Playa del Mar Apartments Project, Project R2009-02015
Mitigation Monitoring Plan

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
GEOLOGY Implementation of the proposed project would expose people and structures to strong seismic ground shaking that could result in ground failure.	4.2-1 A certified geologist shall conduct observation and testing in order to evaluate actual soil conditions during construction activities. Appropriate revisions to the recommendations included in the geotechnical evaluation shall be applied at this time to the satisfaction of the Los Angeles County Department of Public Works, should they be required at the time of field inspections.	The applicant shall submit plans designed in conformance with UBC and County of Los Angeles Building Code requirements.	Building and Safety	During plan check
	The following mitigation measures discuss foundation recommendations for the proposed structures.			
	4.2-2 Due to the presence of soft to firm, moderate to high compressible clays below the site, and variable potential liquefaction settlements across the subject site, a shallow foundation shall not be used. Instead, the proposed structure shall be supported on auger pressure grouted displacement (APGD) piles.			
	4.2-3 To provide uniform support and to improve lateral restraint of the piles, the upper 24 inches of subgrade soils below building pad shall be compacted to 95 percent of relative compaction.			
	4.2-4 Piles shall be embedded 3 to 5 feet into the dense sand and gravel layer to develop end-bearing capacity. The design pile tip elevation shall be taken as elevation -33 feet below mean sea level. The allowable vertical bearing capacity of a 52-foot-long, 16-inch-diameter APGD pile shall be taken as 200 kips (one kip equals 1,000 pounds of force, kip is short for kilopound).			

Innapact Sciences, Inc.
 1052.001

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
GEOLOGY (continued)				
4.2-5	Piles shall be installed with a minimum 3 diameters center-to-center spacing. For piles with 3 diameters center-to-center spacing no reduction in axial capacity is required.			
4.2-6	Total and differential settlement of piles under the recommended allowable load may be taken as 0.5 inch and 0.25 inch, respectively. This recommendation shall be confirmed, and revised as necessary to the satisfaction of the Los Angeles County Department of Public Works, during the pile load testing program.			
4.2-7	The liquefaction downdrag acting on a single pile, under a design basis earthquake event, is estimated to be on the order of 68 kips. This maximum downdrag load of 68 kips is based on the assumption that no settlement of the piles occurs due to the application of the downdrag load. It is estimated that piles could settle about 0.25 inch as the downdrag load is applied. This settlement would significantly reduce the downdrag load. Consequently, an ultimate capacity of 400 kip shall be required for piles, assuming the full downdrag of 68 kip for seismic conditions. The ultimate and allowable pile capacity shall be estimated by conducting a static load-testing program to the satisfaction of the Los Angeles County Department of Public Works.			
4.2-8	Pre-drilling shall not be permitted for test piles and production piles.			
4.2-9	The minimum torque required to indicate penetration into the bearing layer shall be set at 60 ft-kip, unless shown to be otherwise during the load-testing program.			

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing																											
GEOLOGY (continued)																															
4.2-10	<p>The following capacities shall be used for the 16-inch-diameter APGD pile that may be used for the building foundation:</p> <p>Lateral Pile Capacity for a 16-inch Square Driven Concrete Pile</p> <table><thead><tr><th></th><th>Free Head Condition</th><th></th></tr></thead><tbody><tr><td>Pile Head Deflection</td><td>0.5</td><td>1.0</td></tr><tr><td>Max Shear (Kips)</td><td>9</td><td>12</td></tr><tr><td>Max. Moment (Kip-feet)</td><td>30</td><td>52</td></tr><tr><td>Depth to Max Moment (feet)</td><td>9.5</td><td>10</td></tr></tbody></table> <p>Fixed Head Condition</p> <table><tbody><tr><td>Pile Head Deflection</td><td>0.5</td><td>1.0</td></tr><tr><td>Max Shear (Kips)</td><td>17</td><td>25</td></tr><tr><td>Max. Moment (Kip-feet)</td><td>-80</td><td>-135</td></tr><tr><td>Depth to Max Moment (feet)</td><td>0</td><td>0</td></tr></tbody></table>		Free Head Condition		Pile Head Deflection	0.5	1.0	Max Shear (Kips)	9	12	Max. Moment (Kip-feet)	30	52	Depth to Max Moment (feet)	9.5	10	Pile Head Deflection	0.5	1.0	Max Shear (Kips)	17	25	Max. Moment (Kip-feet)	-80	-135	Depth to Max Moment (feet)	0	0			
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4.2-11	<p>Pile-load-testing shall be conducted, which would consist of monitoring the installations of four test piles at selected locations and performing a test loading according to American Society for Testing and Materials (ASTM) 1143-81. The testing program shall be carried out as a separate mobilization by the pile contractor. It is expected that the testing program shall require 26 hours to perform each pile load test in the field plus an additional week of geotechnical analyses by the project engineer to provide the pile length and allowable load recommendations to the satisfaction of the Los Angeles County Department of Public Works.</p>																														

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
GEOLOGY (continued)				
4.2-12	<p>Test piles shall be continuously installed to various depths of penetration into dense granular material (Layer 6) below about elevation -26 to -28 feet below mean sea level, using a Bauer BG25 drilling machine, or equivalent, delivering drill torque up to 180,000 foot-lbs. Final tip elevations for test piles shall be at about elevation -33 feet below mean sea level; however, some variability should be expected. Each test pile location requires a cone penetration test (CPT), which shall be completed prior to the load-testing program.</p>			
4.2-13	<p>A creep test is required at the recommended allowable load. The creep test holds the allowable load for at least 2 hours to demonstrate displacement of the test pile slows to less than 0.005 inch per hour, which is half the rate recommended ASTM 1143-81. Test piles not meeting this requirement shall be rejected.</p>			
4.2-14	<p>The project engineer shall monitor the indicator-pile and production pile installations to verify that piles are installed in accordance with the geotechnical recommendations and have achieved a satisfactory pile length to the satisfaction of the Los Angeles County Department of Public Works.</p>			
4.2-15	<p>Per the County requirement, one CPT sounding shall be performed per 12 production piles used in the building foundation. Depending on the actual number of production piles, additional CPT soundings shall be required prior to installing production piles.</p>			

Mitigation Monitoring Program

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
GEOLOGY (continued)	<p>4.2-16 For resistance to lateral loads, an allowable passive fluid pressure of 300 pounds per cubic foot (pcf) may be used for design, for grid beams and pile caps placed in structural fill or in undisturbed, stiff or dense, native soils. Sliding resistance shall not be used due to potentially high liquefaction settlement.</p> <p>4.2-17 Due to potentially high and variable liquefaction settlement, slab-on-grade shall not be used for the proposed building; instead, structural slab supported on the pile foundation shall be used.</p> <p>The following mitigation measures pertain to the use of minor retaining walls and fence walls:</p> <p>4.2-18 Minor retaining walls that are less than 36 inches in height retaining level backfill, for hardscape around the building exterior (if used) shall be supported near the finish grade on spread footing. Footings shall be designed using an allowable bearing pressure of 1.5 ksf. The upper 12 inches of wall footing subgrade shall be scarified, moisture conditioned as required, and compacted to a minimum of 95 percent relative compaction in accordance with the ASTM D 1557 standard. Retaining wall footings on level ground shall have a minimum embedment of 18 inches below finished grade. Retaining walls founded on a 2:1 (H:V) slope shall have a minimum embedment of 36 inches below the finished grade above the sloped edge of footing.</p>			

Mitigation Monitoring Program

Impact	Mitigation Measure	Monitoring/Reporting Actions	Agency Responsible for Compliance	Timing
GEOLOGY (continued)	4.2-19 Retaining walls shall be backfilled with non-expansive granular soils with a PI less than 15 percent passing No. 200 sieve or less than 15 percent. A 2-foot-thick cap consisting of less pervious on-site materials shall be used to minimize infiltration of surface water. The finished surface shall be graded to drain away from the proposed structures. Soils within 5 feet of the wall shall either be compacted with hand operated equipment or designed to withstand compaction pressure from heavy equipment.			
	4.2-20 Cantilever walls, which are free to move laterally at least 0.5 inch for each 10 feet of height, shall be designed for an equivalent fluid pressure of 38 pcf (with level backfill) or 45 pcf (2:1 sloping backfill).			
	4.2-21 All walls shall be constructed with a properly designed drainage system to prevent buildup of hydrostatic pressures behind the wall. This may consist of geocomposite drain board or 12 inches of clean crushed rock encapsulated in filter fabric, discharging to weep holes or drain pipes.			

Mitigation Monitoring Program

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
GEOLOGY (continued) Implementation of the proposed project would expose people and structures to unstable soils. Grading and retaining wall standards mitigation would reduce impacts to a less than significant level.	<p>4.2-22 To provide uniform support for pavements, and to improve lateral constraint of the piles, the upper 24 inches of subgrade soils below the building pad and pavement shall be compacted to 95 percent of relative compaction.</p> <p>4.2-23 The project shall comply with the following grading standards as included in the Geotechnical Report to the satisfaction of the Los Angeles County Department of Public Works:</p> <ul style="list-style-type: none"> The grading contractor shall be responsible for notifying the Geotechnical Engineer of a pre-grading meeting prior to the start of grading operations and anytime that the operations are resumed after an interruption. Prior to the start of earthwork, the existing improvements shall require demolition of the existing church on the project site. Existing utilities shall be removed, relocated, or protected, as appropriate. The project area shall be stripped and cleared of vegetation. Two feet of on-site soil below the proposed building pad and pavement are shall be removed and recompact to provide uniform support for pavements, and to improve lateral constraint of the piles. The actual limits for removals shall be determined by the project Geotechnical Engineer when final elevations are established for the building and shall be reviewed during grading, depending on the actual conditions encountered. Due to the existence of highly compressible clay layer, if new fill is to be added to the site to an elevation above the existing grade, a surcharge program and waiting period shall be required. 	The applicant shall submit a Grading Plan to protect the project from improper surface drainage.	Department of Public Works, Building and Safety	Prior to the issuance of grading permit

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
GEOLOGY (continued)	<p>4.2-23 (continued)</p> <ul style="list-style-type: none"> Fill placed under structures or pavements shall be placed as "structural fill." All structural fill shall be free of expansive clay, rock greater than 3 inches in maximum size, debris and other deleterious materials. All structural fill shall be compacted to at least 95 percent of the maximum dry density determined by ASTM D 1557-91. Fill placed in non-structural and landscape areas shall be compacted to at least 90 percent. The bottoms of completed excavations shall be observed by the project Geotechnical Engineer, while it is proof-rolled with loaded equipment. Any loose or yielding soils shall be over-excavated and recompacted to the limits determined by the Geotechnical Engineer. All earthwork and grading shall be performed under the observation of the Geotechnical Engineer. Compaction testing of the fill soils shall be performed at the discretion of the Geotechnical Engineer. Testing shall be performed for approximately every 2 feet in fill thickness or 500 cubic yards of fill placed, whichever occurs first. If specified compaction is not achieved, additional compactive effort, moisture conditioning, and/or removal and recompaction of the fill soils shall be required. All materials used for asphalt concrete and base shall conform to the 2000 "Green Book" or the equivalent, and shall be compacted to at least 95 percent relative compaction. 			

Mitigation Monitoring Program

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
GEOLOGY (continued)	<p>4.2-23 (continued)</p> <ul style="list-style-type: none"> If, in the opinion of the Geotechnical Engineer, Contractor, or Owner, an unsafe condition is created or encountered during grading, all work in the area shall be stopped until measures can be taken to mitigate the unsafe conditions. An unsafe condition shall be considered any condition that creates a danger to workers, on-site structures, on-site construction, or any off-site properties or persons. <p>The following mitigation measures pertain to the temporary excavation involving the removal of the one-level basement of the existing church building during demolition: Depending on the embedment depth of footings, it is likely that 1 or 2 feet of the excavation for removal of the existing basement will be below the water table.</p> <p>4.2-24 Water entering the excavation shall be handled by pumping from perimeter ditches and sumps.</p> <p>4.2-25 Excavation slopes shall be made with an inclination of 1 to 1 (Vertical to Horizontal).</p> <p>4.2-26 Surcharge loads, such as vehicular traffic, heavy construction equipment, and stockpiled materials, shall be kept away from the top of temporary excavations a horizontal distance at least 5 feet from the excavation. Sloughing of sand slopes and unstable soil zones shall be anticipated within temporary excavations, and workmen shall be adequately protected. Construction equipment and foot traffic shall be kept off excavation slopes to minimize sloughing.</p>			

Mitigation Monitoring Program

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
GEOLOGY (continued)	<p>4.2-27 All excavation slopes shall meet the minimum requirements of the Occupational Safety and Health Association (OSHA) Standards. Maintaining safe and stable slopes on excavations is the responsibility of the contractor and shall depend on the nature of the soils and groundwater conditions encountered and the method of excavation. Excavations during construction shall be carried out in such a manner that failure or ground movement shall not occur. The contractor shall perform any additional studies deemed necessary to supplement the information contained in Geotechnical report for the purpose of planning and executing the excavation plan.</p> <p>The following mitigation measures pertain to the potential for methane gas hazards at the project site.</p> <p>4.2-28 Buildings or structures adjacent to or within 200 feet (60.96 meters) of active, abandoned or idle oil or gas well(s) shall be provided with methane gas-protection systems per County Building and Safety requirements, as defined in Los Angeles County Building Code Section 110.4.</p>			

Mitigation Monitoring Program

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p>NOISE</p> <p>Noise levels during some phases of site redevelopment would exceed standards for daytime construction noise as set by the County Noise Ordinance.</p>	<p>4.3-1 Driven pile driving shall be prohibited. The proposed structure shall be supported on auger pressure grouted displacement (APGD) piles only to help minimize the disrupting effects of noise and vibration normally associated with driven piles.</p> <p>4.3-2 All construction equipment, fixed or mobile, that is utilized on the site for more than two working days shall be in proper operating condition and fitted with standard factory silencing features. To ensure that mobile and stationary equipment is properly maintained and meets all federal, state and local standards, the applicant shall maintain an equipment log. The log shall document the condition of equipment relative to factory specifications and identify the measures taken to ensure that all construction equipment is in proper tune and fitted with an adequate muffling device. The log shall be submitted to the Los Angeles Department of Public Works and Public Health for review and approval on a quarterly basis. In areas where construction equipment (such as generators and air compressors) is left stationary and operating for more than one day within 100 feet of residential land uses, temporary portable noise structures shall be built. These barriers shall be located between the piece of equipment and sensitive land uses. As the project is constructed, the use of building structures as noise barrier would be sufficient. The County building official or a designee should spot check to ensure compliance. The operator shall brief all employees and subcontractors on noise control guidelines and procedures prior to construction operations.</p>	<p>The applicant shall submit an equipment log to ensure the equipment is properly maintained.</p>	<p>Department of Public Works Building and Safety</p>	<p>Log submitted quarterly and during field inspections</p>

Impact	Mitigation Measure	Monitoring/Reporting Actions	Agency Responsible for Compliance	Timing
NOISE (continued)	<p>4.3-3 All exterior construction activity, including grading, transport of material or equipment and warming-up of equipment, shall be limited to between the hours of 8:00 AM to 5:00 PM, and shall not occur during weekend periods unless approved by the Los Angeles County Department of Public Works. Idling mode of mobile equipment shall be minimized. All equipment not in use longer than 5 minutes shall be turned off, unless proper silencing features are provided. When feasible, hydraulic equipment should be used instead of pneumatic impact tools and electric powered equipment instead of diesel powered equipment for exterior construction work. For smaller equipment such as air-compressors and small pumps, line powered (electric) equipment should be used when feasible. The work schedule shall be posted at the construction site and modified as necessary to reflect deviations approved by the Los Angeles County Building and Safety Division. The County building official or a designee should spot check and respond to complaints.</p>			
	<p>4.3-4 The project applicant shall post a notice at the construction site and along the proposed truck haul route. The notice shall contain information on the type of project and anticipated duration of construction activity, and shall provide a phone number where people can register questions and complaints. The applicant shall keep a record of all complaints and take appropriate action to minimize noise generated by the offending activity where feasible. A monthly log of noise complaints shall be maintained by the applicant and submitted to the County of Los Angeles Department of Public Health.</p>			

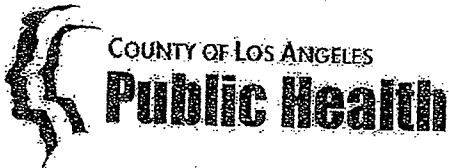
Mitigation Monitoring Program

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
AIR QUALITY Construction activities associated with the development of the project would have significant impacts because emissions generated by these activities would exceed SCAQMD significance threshold for VOC during construction activities.	The South Coast Air Quality Management District (SCAQMD) has prepared a list of measures to reduce the impacts of construction-related emissions to the greatest extent possible. Those that could be feasibly implemented during the development of the project to mitigate the ambient air impacts for VOC are as follows for architectural coatings: 4.4-1 The project Contractor shall use only interior and exterior architectural coatings certified to the SCAQMD Super-Compliant VOC standards. Low-VOC coatings may be used if no feasible Super-Compliant VOC coating is commercially available. Low-VOC coatings are certified to the SCAQMD Rule 1113 (Architectural Coatings) standards while Super-Compliant VOC coatings are reformulated to levels below the standards.	The applicant shall submit a construction materials plan to ensure use of low-VOC coatings.	Department of Public Works	Prior to issuance of a building permit and on going during construction
	4.4-2 The Contractor shall avoid non-essential architectural coating during the peak smog season: July, August, and September.			
	4.4-3 The Contractor shall keep architectural coatings lids closed on all containers when not in use to prevent VOC emissions and excessive odors.			
	4.4-4 The Contractor shall keep all paint and solvent laden rags in sealed containers to prevent VOC emissions.			

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
TRAFFIC AND ACCESS				
No analyzed intersection would be significantly impacted by the proposed project under Future Year 2013 Conditions with the exception of the intersection of Grosvenor Boulevard and Jefferson Boulevard during the morning peak hour. Therefore, the project would result in a significant cumulative impact prior to mitigation.	4.5-1 A traffic signal including the provision of an Automated Traffic Surveillance and Control (ATSAC) System and Adaptive Traffic Control System (ATCS) shall be installed at the intersection of Grosvenor Boulevard/Jefferson Boulevard, prior to the issuance of a certificate of occupancy. The project shall be solely responsible for the design and construction of the new traffic signal at this intersection. The design and construction phases shall be processed through a B-permit issued by the City of Los Angeles' Department of Public Works, Bureau of Engineering.	Submittal of plan for review	City of Los Angeles, Bureau of Engineering	Prior to issuance of certificate of occupancy
VISUAL RESOURCES				
Reflective surfaces on the proposed structures could impact adjacent residents.	4.6-1 Proposed building materials, paint colors, wrought iron balconies and rails shall not be constructed with highly reflective material.	Submittal and approval of landscape and final design plans	Department of Regional Planning	Prior to issuance of building permit
Interior lighting of the parking structure and headlamp illumination within the parking structure have the potential to adversely impact residents of the existing apartment build situated south of the project site.	4.6-2 Exterior lighting and lighting within the parking structure shall be shielded to prevent light from spilling over onto adjacent properties. Exterior lighting and internal parking structure lighting plans shall be submitted to and approved by the Los Angeles County Department of Regional Planning prior to construction. 4.6-3 Exterior landscape plans and plans for the parking structure vegetated screen shall be submitted to and approved by the Los Angeles County Department of Regional Planning prior to construction.			

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
HYDROLOGY AND WATER QUALITY				
Upon completion of the proposed project, the project site would be covered with non-erosive surfaces, including roofs, pavement, and/or permanent vegetation, which would reduce sediment in site runoff. As a result, the potential for post-development sedimentation would be reduced or eliminated and impacts associated with project operation are not significant.	4.7-1 A final drainage plan, final grading plan, NPDES permit and SWPPP (including an erosion control plan if required) shall be prepared by the applicant to ensure that no significant erosion, sedimentation, or flooding impacts would occur during or after redevelopment of the project sites. These plans shall include source control Best Management Practices (BMPs) that address non-stormwater discharges, waste handling and disposal, safer alternative products, building/grounds maintenance, building repair/construction, parking/storage area maintenance, drainage system maintenance, site design, landscape planning, efficient irrigation and storm drainage signage. Additionally, these plans will include site design BMPs to minimize impervious area, maximize permeability (C-Factor Reduction), and minimize directly connected impervious areas. These plans shall be prepared to the satisfaction of the Regional Water Quality Control Board and Los Angeles County Department of Public Works, Flood Control Division prior to the issuance of grading, demolition, or building permits.	The applicant shall submit a final drainage plan and final grading plan	Department of Public Works	Prior to issuance of demolition and grading permits
SOLID WASTE SERVICE				
Demolition of existing uses would generate approximately 15,000 cubic yards (cy) of demolition debris.	4.9-1 The Millennium-Playa del Mar Apartments project shall comply with Title 20, Chapter 20.87, of the Los Angeles County Code, Construction and Demolition Debris Recycling. The project proponent shall also provide a Waste Management Plan to recycle, at a minimum, 50 percent of the construction and demolition debris. The Waste Management Plan shall be provided to the County of Los Angeles Department of Public Works for review and approval, prior demolition.	The applicant shall submit a Recycling and Reuse Plan	Department of Public Works	Prior to issuance of demolition and grading permits

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p>SOLID WASTE SERVICE (continued)</p> <p>The proposed Millennium-Playa del Mar Apartments project would generate a net increase over existing uses of approximately 853.2 pounds per day, or about 156.9 tons per year, of solid waste. These quantities represent a worst-case scenario, with no recycling activities in place. However, project uses would be required to provide adequate areas for collecting and loading recyclable materials in accordance with the County's model ordinance to reduce the volume of solid waste entering landfills. This recycling, implemented in concert with the Countywide efforts and programs, would reduce the volume of solid waste generated by the project and entering landfills.</p>	<p>4.9-2. To reduce the volume of solid and hazardous waste generated by the operation of the project, a solid waste management plan shall be developed by the Millennium-Playa del Mar Apartments project applicant. This plan shall be reviewed and approved by the County of Los Angeles Department of Public Works and shall be made available to all new residents. The plan shall identify methods to promote recycling and re-use of materials, as well as safe disposal consistent with the policies and programs contained within the County of Los Angeles Source Reduction and Recycling Element. Methods shall include locating recycling bins in proximity to dumpsters used by future on-site residents.</p>	<p>The applicant shall submit a solid waste management plan.</p>	<p>Department of Public Works</p>	<p>Prior to issuance of demolition and grading permits</p>



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Acting Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 460-5300 • FAX (626) 960-3740

April 22, 2010

Mr Kim
Zoning Permits I Section
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

SUBJECT: PROJECT NO. R2009-02015
RCUPT 200900150
MILLENNIUM-PLAYA DEL MAR APARTMENTS PROJECT

- ☒ Environmental Health recommends approval of this CUP.
☐ Environmental Health does NOT recommend approval of this CUP.

Dear Ms. Kim:

The Los Angeles County Department of Public Health – Environmental Health has reviewed the information provided for the subject project and has no objection to the approval of the CUP with the following conditions:

1. The proposed project shall utilize established public water supply and public sewer.
2. The proposed project shall comply with the requirements of the County Noise Control Ordinance as found in Title 11 of the Los Angeles County Code.

If you should have any questions or need additional information, please let me know.

Sincerely,

Ken Habaradas, MS, REHS
Bureau of Environmental Protection



BOARD OF SUPERVISORS

Gloria Molina
First District
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GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: LD-1

June 29, 2010

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention: Mi Kim

FROM:  Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 200900150
PROJECT NO. R2009-02015
5550 GROSVENOR BOULEVARD-MILLENNIUM PLAYA DEL REY
UNINCORPORATED COUNTY AREA OF MARINA DEL REY

- ☒ Public Works recommends approval of this CUP.
- ☐ Public Works does NOT recommend approval of this CUP.

We reviewed the site plan for CUP No. 200900150, located in the unincorporated County area of Marina del Rey at the intersection of Centinela Avenue and Jefferson Boulevard. The proposed project is for the construction of a new 216-unit apartment.

Upon approval of the site plan, we recommend the following conditions:

1. Grading
 - 1.1 Submit a grading plan to Public Works' Land Development Division for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the Standard Urban Stormwater Mitigation Plan (SUSMP) devices if applicable.

- 1.2 Submit the latest drainage concept/hydrology/SUSMP/Low-Impact Development (LID) plan for review and approval to Land Development Division, Storm Drain and Hydrology Section.
- 1.3 Execute a maintenance agreement for privately maintained drainage devices.
- 1.4 Provide Public Works' Geotechnical and Materials Engineering Division's soil/geology approval, as applicable.
- 1.5 Regulatory agency approvals/permit may be required prior to grading plan approval.

For questions regarding the grading requirements, please contact Patricia Constanza at (626) 458-4921 or by e-mail at pconstan@dpw.lacounty.gov.

2. Road Improvements

- 2.1 Dedicate additional right of way (3 feet from the existing right-of-way line) in the alley north of Jefferson Boulevard along the property frontage.
- 2.2 Construct new driveways to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
- 2.3 Reconstruct the alley entrances to meet current ADA requirements to the satisfaction of Public Works.
- 2.4 Construct pavement widening along the alley north of Jefferson Boulevard, along the property frontage, to the satisfaction of Public Works. Relocate any above-ground utilities along the pavement widening to the satisfaction of Public Works.
- 2.5 Close any unused driveways along the property frontage on Grosvenor Boulevard and Juniette Street to the satisfaction of Public Works.
- 2.6 Plant street trees along the property frontage on Grosvenor Boulevard and Juniette Street to the satisfaction of Public Works. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.

- 2.7 Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement, along the property frontage, during construction to the satisfaction of Public Works.
- 2.8 Acquire street improvement plan approval or direct check status before obtaining a grading permit or building permit, whichever comes first.
- 2.9 Execute a covenant for private maintenance of curb/parkway drains to the satisfaction of Public Works.
- 2.10 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road improvement requirements, please contact Patricia Constanza at (626) 458-4921 or by e-mail at pconstan@dpw.lacounty.gov.

3. Street Lighting

- 3.1. Provide street lights on concrete poles with underground wiring along the property frontage on Grosvenor Boulevard and Juniette Street to the satisfaction of Public Works. Submit street lighting plans for review and approval as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.
- 3.2. Upon approval of the CUP, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street light in the amount of \$75,000. This amount is subject to revision at the time of street lighting plan approval.
- 3.3. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

- (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
- (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor parcel number(s), and parcel boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
- (3) Submit a map of the proposed development, including any roadways conditioned for street lights that are outside the proposed project area, to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

3.4 The annexation and assessment balloting process takes approximately 10 to 12 months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

3.5 For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year.

For questions regarding the street lighting requirements, please contact David Stringer at (626) 300-4754 or by e-mail at dstring@dpw.lacounty.gov.

4. Traffic Studies

- 4.1 A traffic signal, including the provision of an Automated Traffic Surveillance and Control System and Adaptive Traffic Control System, shall be installed

at the intersection of Grosvenor Boulevard and Jefferson Boulevard. The project shall be fully responsible for the design and construction of the new traffic signal and make a deposit of \$200,000 to the City of Los Angeles for the installation.

- 4.2 The project shall coordinate with the City of Los Angeles to determine the milestone as to when the traffic signal shall be operational.
- 4.3 The design and construction phases will be processed through a B-permit issued by the City of Los Angeles' Department of Public Works, Bureau of Engineering.
- 4.4 Submit a 40-foot-scale site plan of the project showing access location in relationship to adjacent intersections and driveways to Land Development Division and the City of Los Angeles' Department of Transportation, West Los Angeles Development Review Section, for review and approval.
- 4.5 Caltrans and the City of Culver City shall be consulted to obtain their written concurrence with the California Environmental Quality Act level of significance determination.

For questions regarding the traffic studies requirements, please contact Jeff Pletyak at (626) 300-4721 or by e-mail at jpletyak@dpw.lacounty.gov.

5. Drainage

- 5.1 Comply with the requirements of the LID plan, which was conceptually approved on June 8, 2010, to the satisfaction of Public Works.
- 5.2 Comply with the requirements of the drainage concept/hydrology study/SUSMP, which was conceptually approved on August 20, 2008, to the satisfaction of Public Works.
 - 5.2.1 The project site ultimately discharges to the City of Los Angeles maintained catch basin located on Grosvenor Boulevard, per the approved drainage concept/hydrology study/SUSMP.

Mark Child
June 29, 2010
Page 6

5.2.2 The project is in substantial conformance with the approved drainage concept/hydrology study/SUSMP, despite variations to proposed on-site drainage devices, as long as the ultimate discharge point does not change and the allowable Q criteria specified by the City of Los Angeles, for the proposed catch basin connection, is satisfied.

5.3 Provide a permit from the City of Los Angeles for proposed connection to the catch basin fronting the project site on Grosvenor Boulevard to the satisfaction of Public Works.

For questions regarding the drainage requirements, please contact Lizbeth Cordova at (626) 458-4921 or by e-mail at lcordova@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or by e-mail at rcruz@dpw.lacounty.gov.

RC:ca

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COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

101 K1M

DATE: October 27, 2010

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2009-02015

LOCATION: 5550 Grosvenor Blvd., Los Angeles

- ☐ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☒ The required fire flow for this development is 3500 gallons per minute for 3 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☒ Install 5 Public 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ Comments: The Fire Department has cleared this project (Site Plan First Level and Fire Access Plan dated 10-20-10) for Public Hearing with conditions as specified in the Special Requirements section.
- ☒ Water: Per the LADWP fire flow tests dated May 14, 2010 and June 29, 2010, the existing water system is adequate.
The required public fire hydrants, as indicated in the site plan dated 10-20-10 filed in our office, shall be installed and tested prior to construction. The existing private fire hydrant on the southerly property line shall be removed.
- ☒ Access: Access is adequate as shown on the site plan filed in our office.
- ☒ Special Requirements:
- The proposed enhanced paving material on the Fire Lane(s) shall be designed to support a minimum live load of 75,000lbs. Submit details with the architectural plans for review and approval prior to building permit issuance.
 - The proposed Fire Department Access Tunnels shall be reviewed and approved during the architectural plan review prior to building permit issuance. Detail drawings will be required at that time.
 - All proposed gates shall provide 28' of unobstructed access when fully opened and shall comply with LA County Fire Department Regulation 5.
 - Permanent exterior ladders are required on the exteriors of the structure(s) due to the changes in stories which will provide firefighter access to all the roofs. Requirements and locations will be determined during the architectural plan review.
 - The southerly alley, Private Driveway and Fire Lane, shall provide adequate signage and stripping with NO PARKING/FIRE LANE in compliance with the Department of Public Works and the Fire Department standards.
 - The proposed development shall be in compliance with all applicable Building Code, Fire Code, and Departmental Regulations/Standards at the time of submittal for Building Permit.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: Juan C. Padilla

Land Development Unit - Fire Prevention Division - Office (323) 890-4243 Fax (323) 890-9783